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11.3.31.1.1

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS that the CITY OF PORTLAND, OREGON, a municipal corporation, organized and existing under the laws of the State of Oregon, Grantor, acting pursuant to the Charter of the City of Portland, as amended, laws of the State of Oregon and ordinances of the City of Portland pertaining to and implementing the consolidation of the Commission of Public Docks, a Department of the City of Portland and The Port of Portland, a municipal corporation of the State of Oregon, does hereby grant, bargain, sell and convey unto THE PORT OF PORTLAND, Grantee, its successors and assigns, all of its right, title and interest in and to the real property situated in the City of Portland, County of Multnomah and State of Oregon, being particularly described in Exhibit 1, attached hereto and incorporated herein the same as if set forth in full herein.

Reserving unto the Grantor, its successors and assigns, all public streets and right-of-ways, and easements of such nature and width necessary to use, maintain, repair, replace, enlarge and add to existing sewer, water and other utility systems, fireboat facilities, and other facilities maintained by the Grantor through agencies and departments other than its Commission of Public Docks.

The Grantee, by acceptance of this conveyance, consents and agrees to the terms and provisions of City of Portland Ordinance No. 131957, passed December 23, 1970.

The whole and actual consideration for this conveyance consists of value promised to be given pursuant to that certain Instrument of Assumption, dated as of January 1, 1971, executed by The Port of Portland, in accordance with said Ordinance.

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USEPA SF



1296836

POPT1N200060

To have and to hold the above-described premises
unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the City of Portland has by
Ordinance No. 131957 , passed by its Council on December
23, 1970 authorized the execution of this instrument by
its Mayor and Auditor, and its corporate seal to be
hereto affixed, the 24th day of December, 1970.

CITY OF PORTLAND, OREGON

By

Terry D. Schrunck, Mayor

By

George Yerkoovich, Auditor

STATE OF OREGON)

County of Multnomah)

ss

BE IT REMEMBERED, that on this 29th day of December,
1970, before me, the undersigned, a notary public in and
for said county and state personally appeared TERRY D.
SCHRUNK and GEORGE YERKOVICH, to me personally known, who
being first duly and severally sworn, did say that he, the
said TERRY D. SCHRUNK is the Mayor of the City of Portland,
and he, the said GEORGE YERKOVICH is the Auditor of the City
of Portland, the municipal corporation which executed the
foregoing instrument, and that the seal affixed to said
instrument is the corporate seal of said city and said
TERRY D. SCHRUNK and GEORGE YERKOVICH acknowledged said
instrument to be the free act and deed of said City of
Portland.

IN TESTIMONY WHEREOF, I have hereunto set my hand
and affixed my notarial seal the day and year first in
this my certificate written.

Notary Public for Oregon
My Commission Expires:

NOTARY PUBLIC FOR OREGON
My Commission Expires Jan. 30, 1973

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POPT1N200061

EXHIBIT 1

TERMINAL NO. 1 PROPERTIES

All of the following described properties situated in the County of Multnomah, State of Oregon:

Parcel #1 (Pacific Mill and Elevator Co.)

Tract No. 1. River Lots numbered Eighteen (18), Nineteen (19) and Twenty (20) and all that part of Lot numbered Seventeen (17), in WATSON'S ADDITION TO THE CITY OF PORTLAND, bounded and described as follows:

All that part thereof lying northwesterly on a line parallel with and distant fifty-five (55) feet south-easterly from the division line between Lots 17 and 18 extending from Front Street to the ordinary high water mark of the Willamette River, all within the corporate limits of the City of Portland, in the County of Multnomah and State of Oregon.

Tract No. 2. All that part of Lot numbered Twenty-one (21), in River Block numbered two (2), DOSCHERS ADDITION TO THE CITY OF PORTLAND, bounded and described as follows:

All that part thereof lying southeasterly of a line parallel with and distant forty (40) feet northwesterly from the division line between Lot 20 of Watson's Addition to the City of Portland and Lot 21 Doscher's Addition to the City of Portland, aforesaid, extending from Front Street to the ordinary high water mark of the Willamette River, within the corporate limits of the City of Portland, in the County of Multnomah and State of Oregon.

Parcel #1(a) (Portland Union Stockyards)

All that part of Lot numbered Twenty-one (21), in River Block numbered two (2), DOSCHERS ADDITION TO THE CITY OF PORTLAND, EXCEPTING THEREFROM the following:

All that part thereof lying southeasterly of a line parallel with and distant forty (40) feet northwesterly from the division line between Lot 20 of Watson's Addition to the City of Portland and Lot 21 Doscher's Addition to the City of Portland, aforesaid, extending from Front Street to the ordinary high water mark of the Willamette River, within the corporate limits of the City of Portland, in the County of Multnomah and State of Oregon.

TOGETHER with the southerly five (5) feet of Lot twenty two (22), River Block numbered two (2) Doscher's Addition to the City of Portland.

Parcel #2 (Star Sand Co.)

Beginning at a point in the southwesterly line of lot 14 in River Block in Watson's Addition to the City of Portland, which point is 25 feet northwesterly from the southerly corner of said lot 14; running thence northwesterly along the southwesterly line of lots 14, 15, 16 and 17 in said river block to a point in the southwesterly line of said lot 17, which point is 55 feet southeasterly from the westerly corner of said lot 17; thence northeasterly on a line parallel with

the northwesterly line of said lot 17, 200 feet, more or less, to the northeasterly line of said lot 17; thence southeasterly along the northeasterly line of said lots 17, 16, 15 and 14 to a point in the northeasterly line of said lot 14, which point is 25 feet northwesterly from the easterly corner of said lot 14; thence southwesterly on a line parallel with the southeasterly line of said lot 14 to the place of beginning, said property being sometimes designated as the northerly 75 feet of lot 14; all of lot 15, and 16 and the southerly 45 feet of lot 17 in said river block of Watson's Addition, together with all river or riparian rights, wharf rights, and easements and all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Parcel #3 ((b) (6) Estate)

All of Lots Twenty-two (22), Twenty-three (23), Twenty-four (24) and Twenty-five (25) of River Block Two (2) in Doscher's Addition to the City of Portland, according to the duly recorded plat thereof, situated in the corporate limits of the City of Portland, Multnomah County, State of Oregon, together with all water and wharf rights on, adjacent or appurtenant to said premises, and all littoral and riparian rights adjacent thereto, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, excepting, however, therefrom the southerly 5 feet of said Lot 22 heretofore conveyed to said City of Portland, said southerly 5 feet being taken by running a line 5 feet distant from and parallel with the southerly line of said Lot 22, also excepting the following: Beginning at a point in the easterly side of North Front Street, which point is 25 feet southerly from the southerly corner of said Lot 24; running thence northerly along the easterly side of said North Front Street 175 feet to a point 50 feet northerly of the southerly corner of said Lot 25; thence in a northeasterly direction by a curve to the left having a radius of 543 feet to a point in the easterly side of said Lot 24, which point is 16.8 feet southerly from the northeasterly corner of said Lot 24; thence southerly along the easterly line of said Lot 24 a distance of 69.90 feet to a point 14.30 feet northerly from the easterly corner of said Lot 24; thence in a southwesterly direction by a curve to the left having a radius of 489 1/2 feet to the place of beginning.

Parcel #4 (Albina Ferry Slip)

All of Lots Twenty Four (24) and Twenty Five (25) of River Block Two (2) in Doschers Addition to the City of Portland, together with all water and wharf rights on, adjacent or appurtenant to said premises, and all littoral and riparian rights adjacent thereto, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining EXCEPTING therefrom that portion described in deed from Northern Pacific Railroad Company to the City of Portland recorded in Book 637, Page 478, Deed Records.

Parcel #5 (Northern Pacific R.R. Co.)

Beginning at a point in the Easterly line of North Front Street, which point is 39.75 feet Southerly from the Southwesterly corner of Lot 25 in River Block 2 of Doscher's Addition to the City of Portland, in William Blackistone's D.L.C.; running thence Northerly along the Easterly line of said North Front Street, 89.25 feet to a point; thence in a Northeasterly direction by a curve to the left, having a radius of 543 feet to a point in the Easterly side of Lot 24 in said River Block, which point is 16.8 feet Southerly from the Northeasterly corner of said Lot 24; thence Southerly along the Easterly line of said Lot 24 a distance of 34.45 feet to a point; thence Westerly to the place of beginning, and also the wharf and wharf rights adjacent and appurtenant to said premises and all littoral, riparian and water rights adjacent thereto, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Parcel #6 (Northern Pacific R.R. Co.)

Beginning in the easterly line of North Front Street at a point 25 feet southerly from the southwesterly corner of lot 24 in River Block 2, in Doscher's Addition to the City of Portland, in William Blackiston's Donation Land Claim; running thence northwesterly along the easterly line of said North Front Street a distance of 85.75 feet; thence easterly to a point in the easterly line of said lot 24, which point is 48.75 feet northerly from the southeasterly corner of said lot; thence southerly along the easterly line of said lot 24 a distance of 34.45 feet; thence southwesterly by a curve to the left having a radius of 489-1/2 feet to the place of beginning, and also all wharf and wharf rights adjacent or appurtenant to said premises, and all littoral, riparian and water rights adjacent thereto, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Parcel #7 (Portland Holding Co.)

Fraction of Lots One (1) and Seven (7) and all of Lots Two (2), Three (3), Four (4), Five (5) and Six (6) of Block Thirty-seven (37) of SHERLOCK'S ADDITION TO THE CITY OF PORTLAND, in the City of Portland, County of Multnomah and State of Oregon, formerly known as the Davis Tract and platted by T. A. Davis on 13th. May, 1890, as a part of said Sherlock's Addition, according to the recorded map and plat thereof appearing in Book 151 at page 56 of the records of Deeds of Multnomah County, Oregon.

It being the intention of the grantor herein to convey to the grantee by the above description that certain land bounded by the following lines, to-wit:

First: - On the Westerly side by the East line of North Front Street, Portland, Oregon.

Second: - On the Southerly side by the division line between River Block Two (2) Doscher's Addition to the City of Portland and Block Thirty-seven (37) of Sherlock's Addition to the City of Portland as defined and agreed upon between The City of Portland and the Willamette Iron and Steel Works by an instrument recorded in Book 649 at page 382 thereof, Deed records of Multnomah County, Oregon.

Third: - On the Easterly side by the Willamette River.

Fourth: - On the Northerly side by the Northerly line of the tract as platted by T. A. Davis on the 13th. day of May, 1890 as a part of said Sherlock's Addition to the City of Portland according to the duly recorded map and plat thereof recorded in Book 151 at page 56 of Deed records of Multnomah County, Oregon.

Parcel #8 (Hoyt - Cook Co.)

All in block 37, Sherlock's Addition to the City of Portland, Multnomah County, Oregon, to-wit:

Lots 8, 9, 10, 11 and 12 in Block 37 including riparian rights out to the harbor line, and that part of lot numbered 7 in said block 37 more particularly described as follows: - Beginning on the Northeasterly line of Front Street at the intersection of the line between Lots 7 and 8; thence Southeasterly along the Northeasterly line of Front Street 24.5 feet; thence North 58° 17' East 46.55 feet to a point 11.88 feet distant (measured at right angles) from the Southeasterly line of Lot 7; thence Northeasterly and parallel with the Southeasterly line of Lot 7 to the

established wharf line; thence Northwesterly along said wharf line to the line between Lots 7 and 8; thence Southwesterly on the line between lots 7 and 8 to the place of beginning, including riparian rights out to the harbor line:-

And also that part of Lot 13 in Block 37 more particularly described as follows: - Beginning at a point on the Northeasterly line of Front Street at the most southerly corner of lot 13; thence Northwesterly along the Northeasterly line of Front Street 13.37 feet; thence North 58° 06' 26" East 39.86 feet to a point 1.85 feet distant (measured at right angles) from the Southeasterly line of lot 13; thence Northwesterly parallel to the said Southeasterly line of lot 13 to the established wharf line; thence Southeasterly to the line between lots 12 and 13; thence Southwesterly on the line between lots 12 and 13 to the place of beginning, including riparian rights out to the harbor line, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Parcel #9 (American Can Co.)

RIVER LOTS ELEVEN (11), TWELVE (12), THIRTEEN (13), and south 25' of RIVER LOT FOURTEEN (14), WATSON'S ADDITION to the CITY OF PORTLAND.

Parcel #10 (Eastern & Western Lbr. Co.)

All the following described real property in SHERLOCK'S ADDITION TO THE CITY OF PORTLAND, in the City of Portland, County of Multnomah and State of Oregon, to-wit:

All of Lots 1, 2, 3 and 4, Block 32;

All of Blocks 33 and 34;

All of that certain quadrangular tract of land bounded on the North by the South line of Block 33 in Sherlock's Addition to the City of Portland; on the East by the West line of N. W. Front Avenue; on the South by the North line of Block 34 in said Sherlock's Addition; and on the West by the East line of N. W. Sherlock Avenue; the same being all that certain tract of land known as John Street (formerly Reed Street), as vacated by Ordinance No. 11336 of the City of Portland, approved September 7, 1899; ALSO

Fractional Lots 9, 11 and 12, Block 35, being more particularly described as follows:

Beginning at the Northeast corner of said Block 35, the same being the point of intersection of the westerly side line of N. W. Front Avenue with the southerly side line of N. W. 20th Avenue (formerly Charles Street); thence in a southwesterly direction along said southerly side line of N. W. 20th Avenue, 200 feet to the Northwest corner of said Block 35, the same being the point of intersection of said southerly side line of N. W. 20th Avenue with the Easterly side line of N. W. Sherlock Avenue; thence in a southeasterly direction along said easterly side line of N. W. Sherlock Avenue, 2.13 feet; thence in a northeasterly direction 208.91 feet to a point on said westerly side line of N. W. Front Avenue, which is distant 62.49 feet southeasterly from the place of beginning; thence in a northwesterly direction along said westerly side line of N. W. Front Avenue, 62.49 feet to the place of beginning;

AND, ALSO all of River Lots 25 to 37, inclusive, and all of River Lot 38, EXCEPT the North 40 feet thereof, in Block 37, together with all the riparian, water and wharf rights appurtenant thereto, being more particularly described as follows:

Beginning at the point of intersection of the northerly line of said Block 37 with the easterly side line of N. W. Front Avenue, said point being the most westerly corner of said Block 37; thence southeasterly along said easterly side line of N. W. Front Avenue, 40 feet to the most southerly corner of that certain 40 foot strip of land conveyed by Eastern and Western Lumber Company, an Oregon corporation, to Portland General Electric Company, a corporation, by deed dated December 15, 1903 and recorded January 19, 1904 in Deed Book 314, page 328, and the true point of beginning of premises herein described; thence northeasterly along the southeasterly line of the said Portland General Electric Company tract to the established harbor line along the west side of the Willamette River; thence southeasterly along said harbor line to the southerly side line of said Lot 25 or an easterly extension of said line in its present course; thence in a southwesterly direction along said southerly side line of said Lot 25 and said Easterly extension thereof in its present course and at right angles to said easterly side line of N. W. Front Avenue, to the said Easterly side line of N. W. Front Avenue; thence northwesterly along said easterly side line of N. W. Front Avenue, 680 feet, more or less to the true point of beginning.

Parcel #11 (Eastern & Western Lumber Co.)

All of River Lots 14 to 24, inclusive, in
SHERLOCKS ADDITION TO THE CITY OF PORTLAND,
and a portion of Lot 13, being more particularly
described as follows:

Beginning at a point on the Easterly side line of
Northwest Front Avenue (formerly North Front Street)
in the City of Portland, County of Multnomah, 86.63
feet distant in a Southeasterly direction measured
along said Easterly side line from the point of
intersection of an Easterly extension in a direct
line of the Southerly side line of Northwest 20th
Avenue (formerly Charles Street), in Sherlock's
Addition to the City of Portland, with said Easterly
side line of Northwest Front Avenue, said point
of beginning also being 13.37 feet measured along
said Easterly side line of Northwest Front Avenue
in a Northwesterly direction from the Southwesterly
corner of river Lot 13 in Block 37 Sherlock's Addition
to the City of Portland, according to duly recorded
plat recorded in Book 66, Page 26 Deed Records; from
said point of beginning range thence in a Northeasterly
direction 39.86 feet to a point which is 38.16 feet
Easterly from said Easterly side line of Northwest Front
Avenue, measured at right angles thereto, and 1.85
feet Northerly from the line between river lots 12
and 13 in said Block 37, measured at a right angle
thereto; thence Northeasterly along a line 1.85 feet
Northerly from and parallel with said line between
said river lots 12 and 13 and the Easterly Extension
thereof to the legally established wharf line along
the left bank of the Willamette River; thence North-
westerly along said wharf line to the point of
intersection of said wharf line with the Easterly
extension of the line between river lots 24 and 25
in said Block 37; thence Southwesterly along said
Easterly extension of the line between said river
lots 24 and 25 to the Easterly side line of said
Northwest Front Avenue; thence Southeasterly along
the Easterly side line of said Northwest Front Avenue
606.63 feet to the point of beginning.

TERMINAL NO. 2 PROPERTIES

Parcel #12 (United States of America)

Tract 1

Beginning at a point on the harbor line of the Willamette River which is South 60° 11' 45" East, 1763 feet from its intersection with the Northwesterly line of a certain tract conveyed to Oregon Terminals, Inc., by deed recorded in the office of the Clerk of Multnomah County, State of Oregon, at page 53 of Deed Book P. S. 300, said point of beginning being also 37.22 feet South and 6265.99 feet East from the Northwest corner of Section 29, Township 1 North, Range 1 East, Willamette Meridian; thence South 29° 48' 15" West at right angles to the harbor line, 981.06 feet to the Northeasterly line of N. W. Front Avenue; thence North 48° 44' West along said line of N. W. Front Avenue, 683.63 feet; thence North 29° 48' 15" East, 299.48 feet; thence South 60° 11' 45" East, 80 feet; thence North 29° 48' 15" East, 545.73 feet to the harbor line of Willamette River; thence South 60° 11' 45" East along said harbor line, 590 feet to the point of beginning, containing 13.04 acres of land, more or less, together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and together with all accretion land, riparian rights and improvements thereon;

Excepting and excluding a tract of land approximately 80 x 300 feet contained within the above and more particularly described as follows:

Beginning at a point in the Northeasterly line of N. W. Front Avenue, said point of beginning being 491.75 feet South and 5325.70 feet East of the Northwest corner of Section 29, T. 1 N., R. 1 E., W. M.; running thence North 29° 48' 15" East, 315.65 feet; thence North 60° 11' 45" West, 80.00 feet; thence South 29° 48' 15" West, 299.48 feet to a point in the Northeasterly line of N. W. Front Avenue; thence South 48° 44' East along said line of N. W. Front Avenue, 81.62 feet to point of beginning.

Tract 2

That portion of Tax Lot 3 in Section 28, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah, Oregon, lying between N. W. Front Avenue and the Willamette River, together with all riparian rights to a low water line on the Willamette River, described as follows, to-wit:

Beginning at a point on the harbor line of the Willamette River, South 60° 11' 45" East, 1763 feet from its intersection with the Northwesterly line of a certain tract conveyed to Oregon Terminals, Inc., by deed recorded in the office of the Clerk of Multnomah County, State of Oregon, at page 53 of Deed Book P. S. 300, said point of beginning being also 37.22 feet South and 6265.99 feet East from the Northwest corner of Section 29; thence South 60° 11' 45" East along the harbor line 429.65 feet to an angle thereon; thence South 39° 53' 45" East along the harbor line 9.69 feet to the Southeasterly line of the above-mentioned tract conveyed to Oregon Terminals, Inc.; thence South 40° 50' 30" West along said Southeasterly line 482.67 feet; thence North 47° 24' 30" West 300.15 feet; thence South 40° 50' 30" West 464.64 feet to the Northeasterly line of N. W. Front Avenue; thence North 48° 46' West along said line of N. W. Front Avenue 614.41 feet; thence North 29° 48' 15" East 981.06 feet to the place of beginning, containing 19.9933 acres, more or less.

Tract 3

The following described real property situate in Section 28, Township 1 North, Range 1 East, Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, to-wit:

Beginning at a point in the Southeasterly line of that parcel of land set off and partitioned to (b) (6) (later known as (b) (6)) by a decree of the Circuit Court of the State of Oregon for Multnomah County, the said parcel being designated in said decree as parcel "C" and subsequently thereto conveyed by partition deed recorded in Book X, page 56, Deed Records of Multnomah County, Oregon, where said Southeasterly line is intersected by the Northeasterly line of the right-of-way of the Northern Pacific Railroad Company, running thence North 40° 51' 15" East along the Southeasterly line of said parcel "C", a distance of 300.34 feet to the Northeasterly boundary line of N. W. Front Avenue to the true point of beginning of the tract herein described; running thence North 40° 51' 15" East along the Southeasterly line of said parcel "C" and the same extended Northeasterly, a distance of 457.66 feet to a point in said Southeasterly line of said tract "C" extended Northeasterly where the same is intersected by the Northeasterly line extended Southeasterly of a tract conveyed by Oregon Terminals Company to Gladding McBean & Company, a California corporation, by deed recorded August 24, 1928, in Book 1157, page 33, Deed Records of Multnomah County, Oregon; thence North 47° 23' 45" West along the Northeasterly line, and the same extended, of said Gladding McBean & Company tract, a distance of 301 feet, more or less, to an iron pipe at the most Northerly corner of said Gladding McBean & Company tract, thence South 40° 51' 15" West along the Northwesterly line of said Gladding McBean & Company tract, and the same extended Southwesterly, a distance of 464.66 feet to the Northeasterly line of N. W. Front Avenue; thence South 48° 43' 20" East along the Northeasterly line of N. W. Front Avenue, a distance of 300 feet to the point of beginning; subject to rights of the State of Oregon in and to the portion thereof, if any,

below the low water mark of the Willamette River; subject to conditions, easements and rights-of-way created by agreement between Gladding McBean & Company and Oregon Terminals Company, an Oregon Corporation, recorded September 6, 1927, in Book 1121, page 13, Deed Records of Multnomah County, containing 3.18 acres, more or less.

Tract 4

Beginning at a point in the Northeasterly line of Sherlock Avenue, which is distant 950.87 feet Northwesterly from the intersection of said Northeasterly line of Sherlock Avenue with the Northwesterly line of Nicolai Street, thence North 42° 11' 30" East, 260.34 feet to the Northeasterly line of N. W. Front Avenue, the true point of beginning; thence North 42° 11' 30" East, 457.02 feet to an iron pipe; thence North 47° 23' 45" West, 29.15 feet, more or less, to the Southeasterly line of that parcel of land set off and partitioned to (b) (6) (later known as (b) (6)) by a decree of the Circuit Court of the State of Oregon for Multnomah County, the said parcel being designated in said decree as parcel "C" and subsequently thereto conveyed by partition deed recorded in Book X, page 56, Deed Records of Multnomah County, Oregon; thence South 40° 51' 15" West along the Southeasterly line of said parcel "C" 457.66 feet to the Northeasterly line of N. W. Front Avenue; thence Southeasterly along the line of N. W. Front Avenue 18.61 feet, more or less, to the point of beginning, containing .25 acres, more or less.

Excepting and excluding from the above described four (4) tracts, the following described tract of land in the Peter Guild Donation Land Claim and in Section 38, Township 1 North, Range 1 East of the Willamette Meridian, Multnomah County, Oregon, described as follows:

Beginning at a point on the harbor line on the Southwesterly side of the Willamette River, South 60° 11' 45" East, 1763 feet from its intersection with the Northwesterly line of that certain tract of land conveyed to Oregon Terminals, Inc., by deed recorded at page 53 of Book 300 of the Deed Records of Multnomah County, thence South 29° 48' 15" West, 981.06 feet to a point on the Northeasterly line of N. W. Front Avenue and the true point of beginning of the tract to be described, said point being also North 48° 45' West, 435.81 feet from the intersection of the Northeasterly line of N. W. Front Avenue with the line between Tracts "C" and "D" of the Division of the Estate of Peter Guild; running thence North 48° 45' West along the Northeasterly line of N. W. Front Avenue 202.33 feet; thence North 41° 15' East, 91.58 feet; thence South 48° 40' East, 365.45 feet; thence South 41° 15' West, 91.04 feet to the Northeastern line of N. W. Front Avenue, thence North 48° 45' West, 183.12 feet to the place of beginning, containing 0.606 acre, more or less.

ALSO EXCLUDING AND EXCEPTING from the above described four (4) tracts that certain tract conveyed by the City of Portland to Guy F. Atkinson Company by Deed dated May 7, 1951 and recorded May 8, 1951 in Book 1475, Page 207 Deed Records.

Parcel #13 (Oregon Terminals, Inc.)

Beginning at a point in the Northeasterly line of N. W. Front Avenue as now laid out and established in the City of Portland, County of Multnomah and State of Oregon, which point is 2509.04 feet South and 4540.53 feet East from the one quarter section corner on the West side of Section 20 in Township 1 North of Range 1 East of the Willamette Meridian; thence North 55° 35' West along said Northeasterly line of said N. W. Front Avenue 200 feet to a point; thence North 32° 15' East a distance of 670.79 feet, more or less, to the Harbor Line of the Willamette River; thence South 60° 11' 45" East tracing said Harbor Line 1173 feet, more or less, to the Northwest corner of a tract conveyed to the City of Portland by deed recorded in Ps Deed Book 1368 at page 61 on November 1, 1949; thence South 29° 48' 15" West along the Westerly line of the property of the City of Portland above referred to 861.38 feet to the Northeasterly line of N. W. Front Avenue; thence Northwesterly along the Northeasterly line of N. W. Front Avenue, North 48° 46' West 794.10 feet to a point at an angle in said N. W. Front Avenue; thence North 55° 35' West continuing along the Northeasterly line of N. W. Front Avenue, a distance of 224.54 feet to the point of beginning.

ALSO a strip of land 20.00 feet wide, being 10 feet on each side of the center line of a certain spur railroad track as now existing, and extending from the Southwesterly line of North Front Street to the Northeasterly line of the right of way of the Northern Pacific Railway Company. The center line of said spur is described as follows: Beginning at a point in the center line of said North Front Street South 48° 46' East 94.50 feet from a monument at an angle point in said street, said monument being 7.81 feet South and 4697.90 feet East of the Northwest corner of said Section 29; thence Southerly on a curve to the left having a radius of 302.9 feet, and initial tangent bearing South 33° 30' West 405 feet to a point within the railroad right of way.

ALSO a strip of land 20 feet wide, being ten feet on each side of the center line of a second spur railroad track as now existing, and extending from the Southwesterly line of North Front Street to the Northeasterly line of the right of way of the Northern Pacific Railway Company. The center line of said second spur track is described as follows: Beginning at a point in the center line of North Front Street South 48° 46' East 362.73 feet from said monument at angle point; thence South 29° 45' West 72.5 feet; thence on a curve to the left having a radius of 240.5 feet, 300 feet to a point within the railroad right of way;

ALSO A strip of land 20 feet wide, being ten feet on each side of the center line of a third railroad spur track as now existing and extending from the Southwesterly line of North Front Street to the Northeasterly line of the right of way of the Northern Pacific Railway Company. The center line of said third spur track is described as follows: Beginning at a point in the center line of North Front Street South 48° 46' East 628.84 feet from said monument at angle point, thence Southerly on a curve to the left having a radius of 359.3 feet and initial tangent bearing South 31° 40' West 105 feet; thence on a curve to the left having a radius of 287.9 feet, 179 feet; thence on a curve to the left having a radius of 338.3 feet, 120 feet to a point within the railroad right of way;

ALSO beginning at a point on the Southwesterly line of N. W. Front Avenue North 55° 35' West 114.24 feet from an angle point therein, said point of beginning being also 17.20 feet North and 4572.95 feet East from the Northwest corner of said Section 29; thence North 55° 35' West along said line of N. W. Front Avenue 78.02 feet; thence Southerly 135.18 feet on an arc of a curve to the right having a radius of 277.94 feet and chord bearing South 9° 49' East; thence Southerly 149.41 feet on the arc of a curve to the left having a radius of 297.94 feet and tangent to the last mentioned curve to the Northeasterly line of the Northern Pacific Railway right of way; thence South 48° 44' East along said right of way line 64.27 feet; thence Northerly 290.73 feet on the arc of a curve to the right having a radius of 277.94 feet to the place of beginning.

EXCLUDING AND EXCEPTING from Parcel #13 that certain portion of the above described premises conveyed by the City of Portland to Crown Zellerbach Corporation by Deed dated June 21, 1965, by deed recorded October 12, 1965 in Book 398, Page 320, Deed Records.

ALSO EXCLUDING AND EXCEPTING from Parcel #13 the so-called Fire Boat Station No. 2 tract located at the northerly end of Terminal #2, said tract being more particularly described as follows:

Beginning at a point in the Northeasterly line of N.W. Front Avenue as now laid out and established in the City of Portland, County of Multnomah and State of Oregon, which point is 2509.04 feet South and 4540.53 feet East from the one quarter section corner on the West side of Section 20 in Township 1 North of Range 1 East of the Willamette Meridian; thence North 55° 35' West along said Northeasterly line of said N. W. Front Avenue a distance of 59.96 feet to the true point of beginning; thence North 35° 35' West along said Northeasterly line of said N.W. Front Avenue a distance of 140.10 feet to a point; thence North 32° 15' East a distance of 170.00 feet to a point; thence South 57° 45' East a distance of 140.00 feet to a point; thence South 32° 15' West a distance of 175.29 feet to the true point of beginning.

TERMINAL NO. 4 PROPERTIES

Parcel #15 (b) (6)

Beginning at the intersection of the northerly boundary of the tract of land conveyed to (b) (6) by deed dated Mar. 29, 1878, and recorded on page 207 of Volume 33 of Records of Deeds of Multnomah County, which tract is hereinafter called the "Roberts Tract" with the westerly boundary of the right of way conveyed to the Oregon Railroad and Navigation Company by deed dated May 31, 1905 and recorded on page 348 of Volume 337 of Records of Deeds of said Multnomah County, which is hereinafter called the "Right of Way"; thence south 83° west along said northerly boundary of said "Roberts Tract" about 1090 feet to a point in the middle of Gatton's Slough, passing in this course through the middle of an ash tree 20 inches in diameter at the corner of (b) (6)'s land; thence down the middle of said Gatton's Slough, following the meanderings thereof in a general westerly direction to the Willamette River - the middle of the mouth of said Gatton's Slough being south 21° East, 10 1/2 chains from the northwesterly corner of the James Loomis DLC; thence up the right bank of the Willamette River 1850 feet more or less, to the northerly boundary of that certain tract of land conveyed to the Oregon Railroad and Navigation Company by deed dated January 31, 1906 and recorded on page 444 of Volume 350 of records of Deeds of said Multnomah County, which is hereinafter called the "O R & N Strip"; thence along said northerly boundary of said "O R & N Strip" north 61° East about 1134 feet to the westerly boundary of said "Right of Way"; and thence in a northerly direction, tracing the Westerly boundary of said "Right of Way" to the place of beginning; together with all and singular the tenements and hereditaments and appurtenances thereunto belonging or in anywise appertaining; and particularly all of the right and title and interest of every name and nature of said vendors in and to any and all land that may lie between the land above described and the low water mark of the Willamette River and in and to any and all tide and overflow land abutting or lying in front of the above described land, and also any and all rights and privileges and title and interest which said vendors have or hold, as riparian owners or otherwise in and to and over said Willamette River in front of the above described lands.

EXCEPTING AND EXCLUDING from Parcel #15 the so-called Terminal No. 4, Fireboat three premises, being more particularly described as follows:

Beginning at a point on the new Harbor Line, on the east side of the Willamette River, as established by the U.S. Corps of Engineers at Terminal No. 4, Portland, Oregon, which point is the intersection of the east-west slip line as extended of Pier No. 2, Terminal No. 4 and the aforesaid new Harbor Line; thence South 24° 15' 36.9" East (South 155° 44' 23.1" East) along said new Harbor Line a distance of 333.0 feet to the true point of beginning; thence E 90° a distance of 345.0 feet to a point; thence S 180° a distance of 65.0 feet to a point; thence E 90° a distance of 80.0 feet to a point; thence S 130° a distance of 180.0 feet to a point; thence W 270° a distance of 300.0 feet to a point on the aforesaid new Harbor Line; thence Northwest W along said new Harbor Line a distance of 280.0 feet to the true point of beginning.

Parcel #16 ((b) (6) & Wife)

Situated in the James Loomis DLC and beginning at the northwest corner of said claim and running thence southeasterly up the Willamette River, 10 chains; thence North 60° East 40 chains; thence Northerly parallel with the river bank 10 chains, to the north boundary line of said claim of James Loomis; thence along the north boundary of said James Loomis DLC 40 chains to the place of beginning, containing 40 acres and being the same tract of land conveyed to ((b) (6)) by ((b) (6)) and wife by deed dated January 13, 1858.

Also all that certain other tract of land in said DLC described and bounded by beginning at a point on the bank of the Willamette River 10 chains Southerly from the Northwest corner of said James Loomis Claim; thence North 60° East along the south boundary line of the above described 40 acre tract to a slough known as Gatton Slough; thence southerly following the middle line of said slough to the south boundary line of said 40 acre tract at a point about 120 rods easterly from the place of beginning; being all of said James Loomis DLC lying north of said slough and south of said 40 acre tract and containing 10 acres, and being the same tract of land conveyed to Geo. J. Watts by said Loomis by deed dated April 14, 1859, all of said lands being in Section 2, T1N R1W and in Section 35, T2N R1W of the W.M. together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and particularly all of the right, title and interest of every nature of said vendors in and to any and all land that may lie between the land above described and the low water mark of the Willamette River, and in and to any and all tide and overflow land abutting or lying in front of the above described premises, and also any and all rights, privileges, title and interest which said vendors have or hold as riparian owners or otherwise in, to, and over the Willamette River in front of the above described lands and particularly the wharf rights upon the river in front of said premises.

EXCEPTING FROM Parcel 15 and 16 that certain parcel conveyed by the City of Portland to the United States of America by deed recorded November 1, 1949 in Book 1369, Page 45, Deed Records.

Parcel #17 (b) (6)

Beginning at the intersection of the northerly boundary of the tract of land conveyed to (b) (6) by deed dated March 29, 1878, and recorded on page 207 of Volume 33 of Records of Deeds of said Multnomah County, which tract hereinafter called the "Roberts Tract", with the westerly boundary of the right of way conveyed to the Oregon Railroad and Navigation Company by deed dated May 31, 1905, and recorded on page 348 of Volume 337 of Records of Deeds of said Multnomah County, which is hereinafter called the "Right of Way"; thence south eighty-three (83°) degrees west along said northerly boundary of said "Roberts Tract" which is also the northerly boundary of a certain tract conveyed by said (b) (6) and his wife to (b) (6) and others by deed recorded on page 424 of Volume 361 of Records of Deeds of said Multnomah County, to a point in the middle of Gatton's Slough; and thence up the middle of said Gatton's Slough, following the meanderings thereof in a general northerly direction, to the southerly boundary line of what is now known as the "Ogden Tract"; and thence easterly along said southerly boundary of "Ogden Tract" to the County Road; and thence southerly along said County Road to the northerly boundary of said "Right of Way"; and thence on a curve in a general southwesterly direction along the northerly and westerly boundary of said "Right of Way" to the place of beginning. (The above described tract may be otherwise identified in a general way as being bounded on the north by said "Ogden Tract"; and on the east by said "County Road"; and on the south by said "Right of Way" and said "Roberts Tract"; and on the west by said "Gatton's Slough".

Parcel #18 (Ore-Wash R.R. Nav. Co.)

A tract of land containing 4.94 acres, more or less, in the J. Loomis D.L.C. in the East Half (E 1/2) of Section Two (2), Township One (1) North, Range One (1) West, Willamette Meridian, Multnomah County, Oregon, and being all that part of that certain parcel of land conveyed by (b) (6) and (b) (6) his wife, to The Oregon Railroad & Navigation Company by that certain deed of conveyance, dated January 31, 1906, and recorded in Book 350 on Page 444 of the Records of Deeds of said County of Multnomah, that lies south and west of a line drawn parallel to and fifty (50) feet distant southwesterly, measured at right angles, from the center line of the main track of the railroad of said Oregon-Washington Railroad & Navigation Company as the same is now located, constructed and operated on, over and across said Section Two (2).

Parcel #21 (Union Pacific R.R. Co.)

Tract of land in Section 2, Township 1 North,
Range 1 West Willamette Meridian, described as
follows:

Beginning at a point on the division line of the
James Loomis Donation Land Claim; which point is
located south 22° 30' east along said division line
42.55 chains from the north end thereof, said point
of beginning being the southeast corner of that certain
tract conveyed to (b) (6) by deed dated March
11, 1905 and recorded in book 344 page 230 of Records
of Deeds for Multnomah County, Oregon; thence south
60° 42' 52" west tracing the south line of said Roberts
Tract 1697 feet, more or less to the westerly line of
that part of the C W R & N Co's right-of-way running
southeasterly from said south line of the Roberts Tract,
to the point of beginning of the tract to be described; thence
south 60° 42' 52" West tracing the south line of the Roberts
tract and the extension thereof 1500 feet, more or less to
the established harbor line on the right bank of the
Willamette River; thence south 30° 01' 37" east on said Harbor
line 600.04 feet, more or less, to a point which is south
29° 17' 08" east at right angles 600 feet from said south
line of the Roberts tract and the straight continuation
thereof; thence north 60° 42' 52" East parallel to and 600
feet distant from and at right angles to the south line of
the Roberts Tract 1383 feet more or less, to the westerly
line of the O W R & N Co's right-of-way; thence north-
westerly on said right-of-way line 613 feet, more or less,
to the point of beginning.

Parcel #22 ((b) (6))

That certain tract of land lying and being in Section
35, Township 2 North of Range 1 West of the Willamette
Meridian and in Section 2 Township 1 North of Range 1 West
of the Willamette Meridian, Multnomah County, Oregon, more
particularly described as follows: Beginning at the
point of intersection of the harbor line along the right or
easterly side of the Willamette River with the extension
or projection of the south line of Section 35, Township
2 North of Range 1 West of the Willamette Meridian; thence
North 26° 17' 40" West along said harbor line, a distance
of 24.01 feet to a point which is 21.5 feet North of the
point of beginning when measured on a line drawn at right
angles to the extension or projection of the south line of
Section 35 aforesaid; thence South 89° 53' East along a line
parallel with and 21.5 feet North from the south line of
said Section 35 as extended or projected, a distance of 684.60
feet to a point on a line drawn parallel to and 11.0 feet South of
the Southerly line of the Wm. Gatton D.L.C.; thence South
59° 29' 35" West along said line drawn parallel to the
Southerly line of the Wm. Gatton D.L.C. a distance of 63.48
feet to a point; thence North 89° 18' 30" West 18.85 feet to
a point thence North 65° 07' West a distance of 25.37 feet
to a point in the south line of Section 35 aforesaid; thence
North 89° 53' West along the south line of Section 35 aforesaid,
a distance of 577.39 feet to the point of beginning.

Parcel #23 (Investors Associated, Inc.)

A tract in the James Johns Donation Land Claim and in the James Loomis Donation Land Claim in Sections 2 and 11, Township 1 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at a point on the dividing line of the James Loomis Donation Land Claim, which point is located South 22° 30' East along said dividing line 42.55 chains from the North end thereof, said point of beginning also being the Southeast corner of that certain tract conveyed to (b) (6) by deed dated March 11, 1905 and recorded in Book 344, page 230, Records of Deeds for Multnomah County, Oregon; thence South 60° 42' 52" West tracing the South boundary line of said Roberts tract 1,697 feet, more or less, to the Westerly boundary line of the O. W. R. & N. Co.'s right of way as described by instrument recorded May 8, 1906 in Book 362, page 61, Deed Records of Multnomah County; thence Southeasterly along said O. W. R. & N. Co.'s right of way boundary line, a distance of 616 feet, more or less, to a point on said right of way line, which is South 29° 17' 08" East 600 feet distant from and at right angles to the said South line of the said Roberts Tract and the true point of beginning of the tract to be described; thence from said true point of beginning South 60° 42' 52" west parallel to and 600 feet distant from said South line of the Roberts Tract 1,383 feet, more or less, to the established harbor line on the right bank of the Willamette River; thence South 50° 01' 37" East along said harbor line, 2,560 feet more or less to the straight Westerly extension of the Northerly line of N. Catlin Avenue as dedicated by instrument recorded May 11, 1907 in Plat Book 400, page 28, Northerly of and adjacent to Block 3 and 6 of the recorded plat of Byars Addition, recorded May 11, 1907 in Plat Book 400, page 28; thence Southeasterly along said established harbor line 672.21 feet, more or less, to a point which is 161.89 feet Northwesterly from when measured at right angles to the straight line, Southwesterly extension of the Northwesterly line of N. St. Louis Avenue as said Avenue is dedicated by instrument recorded May 11, 1907 in Plat Book 400, page 28; thence North 55° 30' East parallel to and 361.87 feet distant from said Northwesterly line of N. St. Louis Avenue 835 feet more or less, to a point on the Southwesterly boundary line of N. Bradford Street as dedicated December 1, 1948, by Multnomah County Ordinance No. 88273; thence Northwesterly along said Southwesterly boundary of N. Bradford Street to a point on the straight line Southwesterly extension of the Northwesterly boundary of N. Catlin Avenue dedicated by instrument recorded May 11, 1907 in Plat Book 400, page 28; thence North 60° 04' East along said Westerly extension of the Northerly boundary of N. Catlin Street as dedicated to the most Southerly corner of that 5 foot tract conveyed to the Oregon-Washington Railroad and Navigation Company by deed recorded August 29, 1957 in Ps Deed Book 1859, page 490; thence North 22° 31' West 620 feet along the Southwesterly boundary of said tract to the most Westerly corner of said O. W. R. & N. Company tract; thence North 67° 29' East 5 feet along the Northwesterly boundary of said tract to the Westerly line of the O. W. R. & N. Company right of way as described by instrument recorded May 8, 1906 in Book 362, page 61, Deed Records of Multnomah County; thence Northwesterly 1,954 feet, more or less, along said Westerly right of way line to the true point of beginning.

ALBINA DOCK PROPERTIES

Parcel #24

A parcel of land situated in Section 28, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at the harbor monument, as set by the U. S. Engineers, in the center line of North Railroad Street (formerly Railroad Avenue) produced Northwesterly in the City of Portland, distant North $52^{\circ} 30'$ West 988 feet, measured along the center line of said North Railroad Street and said center line produced Northwesterly, from the City monument in the center line of North Harding Avenue (formerly Harding Street) in the said City; thence North $89^{\circ} 41' 35''$ West a distance of 918.97 feet to the point of beginning; thence South $50^{\circ} 36'$ West a distance of 137.6 feet, more or less, to a point on the Harbor Line of the Willamette River; thence North $39^{\circ} 25'$ West along said Harbor line a distance of 913.80 feet to a point thereon; thence North $50^{\circ} 36'$ East a distance of 137.8 feet to a point; thence South $29^{\circ} 25'$ East along a line that is parallel with said Harbor Line a distance of 913.8 feet to the true point of beginning. TOGETHER WITH! riparian rights and easements which shall be appurtenant to said premises.

ZIDELL PROPERTIES

Parcel #25

Tract 1

A tract of land in Section 28, Township 1, North, Range 1 East of the Willamette Meridian described as follows:

Beginning in the Northeasterly line of N. W. Sherlock Avenue 950.87 feet Northwesterly from the intersection of said line with the Northwesterly line of Northwest Nicolai Street as originally established; which point is the most Westerly corner of tract conveyed to Air Reduction Sales Company by deed recorded May 21, 1936 in Book 339 page 22; thence Easterly on the North line of said tract 155.86 feet to the most northerly corner of said tract, and which corner is in the Southwesterly line of Northwest Front Avenue; thence Northerly along the Southwesterly line of Northwest Front Avenue 100 feet; thence South 42° 10' 40" West, 199.84 feet, more or less, to the Southwesterly line of tract conveyed to (b) (6) et al by deed recorded April 9, 1946 in Book 1038 page 343; thence Southeasterly along said latter line, 88.31 feet to the most Southerly corner of said tract conveyed to W. R. Nize, et al; thence North 40° 51' 15" East, along the Southeast line of said tract conveyed to (b) (6) et al, 40 feet to the Easterly line of N. W. Sherlock Avenue; thence Southeasterly along said Easterly line, 12.62 feet, more or less, to the place of beginning in the County of Multnomah and State of Oregon.

Tract 2

A piece or parcel of land situated in Section 28, Township 1 North, Range 1 East of the Willamette Meridian, being a portion of that tract marked "B" in a certain decree of partition of the Peter Guild Donation Land Claim among the heirs of (b) (6) deceased, made and rendered in the Circuit Court of the State of Oregon for the County of Multnomah on the 28th day of February 1873 and recorded on page 640 of Journal No. 8 of said court, said piece or parcel of land being more particularly described as follows:

Beginning at the monument in the center line of Nicolai Street at the intersection of the Southeasterly line of tract marked "A" in said decree of partition with the Southerly line of said Peter Guild Donation Land Claim, said point also being distant South 42° 01 1/2' West 428.7 feet measured along said Southeasterly line of Tract "A" (which line is also the center line of Nicolai Street) from the center line of North Front Street;

thence North 42° 01 1/2' East, along said Southeasterly line of Tract "A", a distance of 468.7 feet to a point on the Easterly line of North Front Street; thence North 48° 41 1/2' West, along said Easterly line of North Front Street, a distance of 480.0 feet; thence South 42° 15' 40" West, a distance of 80 feet to a point on the Westerly line of said North Front Street; thence North 48° 41 1/2' West, along said Westerly line of North Front Street, a distance of 400 feet to the true point of beginning of this description; thence continuing North 48° 41 1/2' West a distance of 100 feet to a point on the Northwestern line of said tract "B"; thence South 42° 15' 40" West, along said Northwestern line of tract "B", a distance of 170.62 feet to a point in the Easterly line of Sherlock Avenue, thence South 48° 42 1/2' East, along said Easterly line of Sherlock Avenue, a distance of 100 feet; thence North 42° 15' 42" East, a distance of 170.59 feet to the true point of beginning of this description, excepting that portion thereof taken for the widening of Northwest Front Street.

Parcel #26

A tract of land in the Peter Guild Donation Land Claim and in Section 28, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at a point on the harbor line of the Southwesterly side of the Willamette River South 60° 11' 45" East 1763 feet from its intersection with the Northwestern line of that certain tract of land conveyed to Oregon Terminals, Inc. by deed recorded in Book 300 page 53, Deed Records; thence South 29° 48' 15" West 981.06 feet to a point on the Northeasterly line of N. W. Front Avenue and the true point of beginning of the tract to be described, said point being also North 48° 45' West 435.81 feet from the intersection of the Northeasterly line of N. W. Front Avenue with the line between Tracts "C" and "D" of the Division of the Estate of (b) (6) running thence North 48° 45' West along the Northeasterly line of N. W. Front Avenue 202.33 feet; thence North 41° 15' East 91.58 feet; thence South 48° 40' East 385.45 feet; thence South 41° 15' West 91.04 feet to the Northeasterly line of N. W. Front Avenue; thence North 48° 45' West 183.12 feet to the place of beginning.